



CITY OF TWIN FALLS
COMMUNITY DEVELOPMENT SERVICES
P.O. Box 1907
203 Main Avenue East
Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

VARIANCE

A pre-application meeting with staff must occur prior to acceptance of any applications.

10-13-2.1: Variance is a modification of the requirements of this Title as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings or other Title provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots and public ways.

Pre-App Meeting Date: _____

Date of the Application: _____

Application No.: _____

Fee: **\$500.00**

A. APPLICANT INFORMATION:

1. Name of applicant: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell Phone: _____ E-mail: _____

Applicant Signature: _____

2. Name of Applicant Representative (if other than above):

- Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell Phone: _____
Email Address: _____

B. REQUEST INFORMATION:

1. The following is a request that a VARIANCE be granted for the Real Property Located at (street address):

for the proposed use of: _____

2. Present use of property: _____

3. Existing Zoning District: _____ 4. Size of Project Land Area Size: _____

4. Size/dimensions of Existing and Proposed Building: _____

5. Specific description of the variance being requested: _____

C. PRIOR TO ACCEPTANCE/SCHEDULING OF THE APPLICATION THE APPLICANT MUST PROVIDE THE FOLLOWING:

1. The applicant must prove control of the property for which the request is being made by providing **ONE** of the following:
 - a. Copy of Warranty Deed, **or**
 - b. Copy of Earnest Money Agreement **or** Contract of Sale, duly acknowledged by **BOTH Buyer and Seller, or**
 - c. Copy of Lease Agreement **AND** Owner's Written Consent.
2. The applicant must provide a **consolidated list** of names and addresses of all property owners within the specified distance from the subject property perimeter as listed below.

The Director of Planning and Zoning may require notification to additional areas which may be impacted by the proposed change.

Zoning District of Subject Property	Notification Distance
AG, SUI, R-1 VAR, R2, R4, RM, OS	500 Feet
R-6, MHO-1, AP, CB, C1, CM, OT, RB, CSI	750 Feet
M-1, M-2	1000 Feet

The property owner mailing list may be obtained from either of the following:

- a) Twin Falls County Assessor's Office: 630 Addison Avenue West, Twin Falls, ID 83301 **OR**
- b) A Title Company of your choosing.

The completed list of names, addresses, and parcel numbers must be submitted back to the Zoning & Development Department in order for your request to be scheduled for a public hearing.

3. A site plan, drawn to **SCALE** on an **8 1/2" x 11" paper**, which shall meet or exceed the required information as shown on the attached site drawing(s).

Note: If new buildings are proposed, **building elevations are required.**

4. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request;
 - b. An evaluation of the effects on adjoining property
 - c. The general compatibility with adjacent and other properties in the district.
 - d. An explanation of the variance with documentation demonstrating the building or site is on a national, State, or local register of historic places or sites **or** that the requested **VARIANCE** conforms to **ALL 5** of the following conditions:
 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same district.
 2. That a literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
 3. That special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Title to other lands, structures or buildings in the same district.
 5. That a literal enforcement of the provisions of this Title would result in unnecessary hardship. For purposes of this sections, where a reasonable conforming use is, or can be, located on a lot or parcel, there is no unnecessary hardship.

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OFFICIAL USE ONLY:

COMMISSION HEARING:

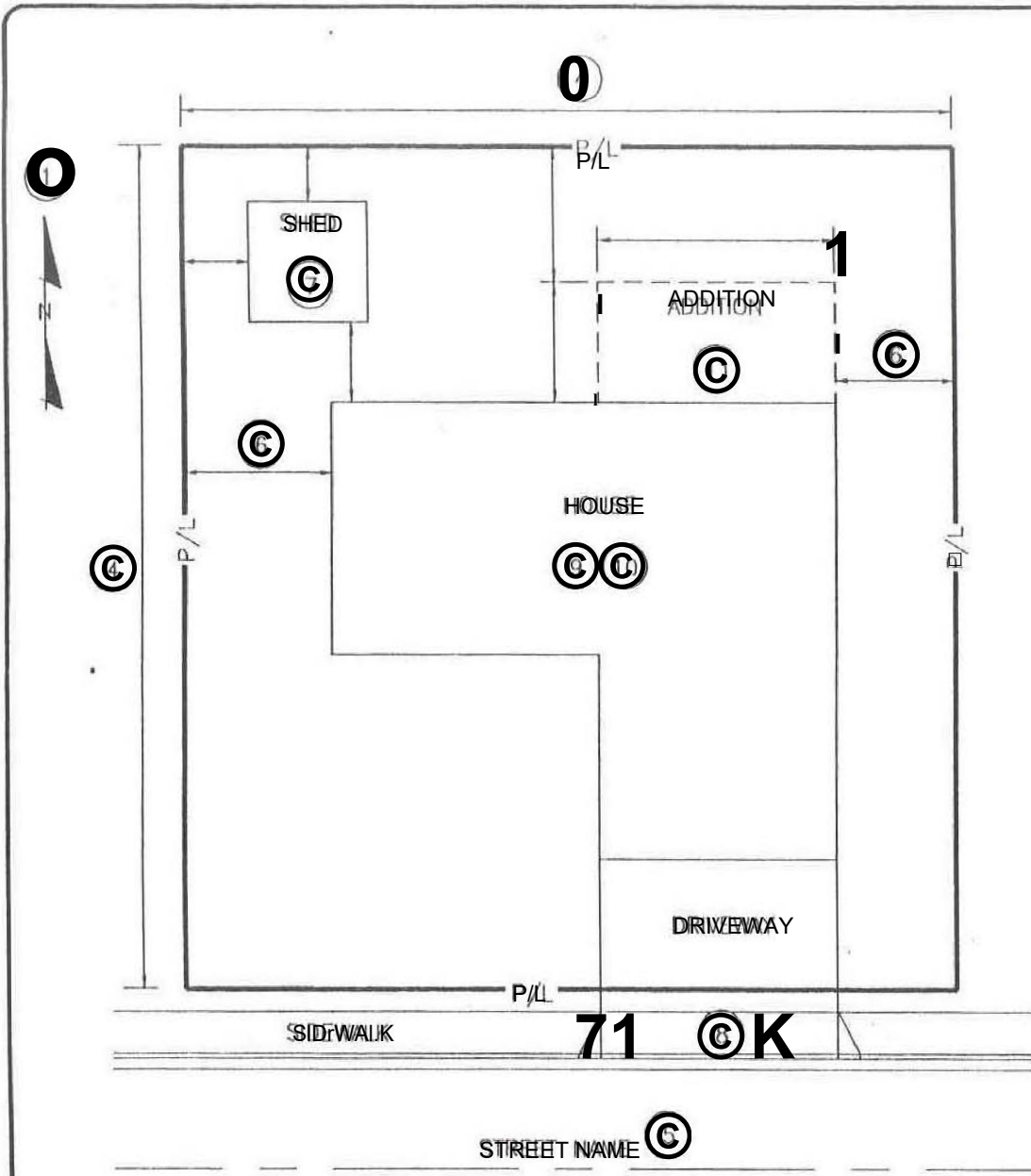
PUBLISH DATE: _____

HEARING DATE: _____

COUNCIL HEARING (upon appeal):

PUBLISH DATE: _____

HEARING DATE: _____



REQUIRED INFORMATION

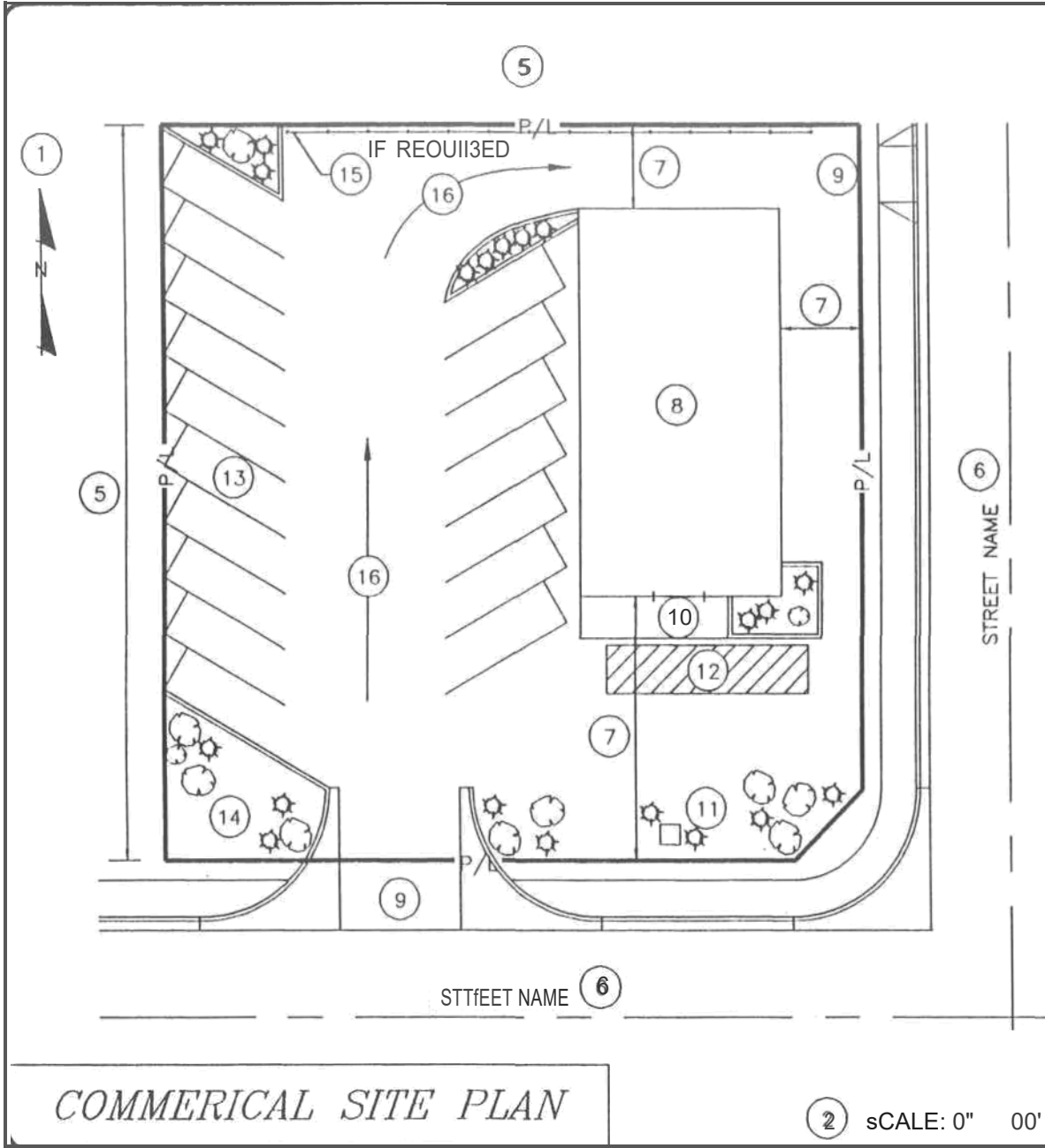
- 0 NORTH ARROW
- Ⓒ SCALE OF DRAWING
- Ⓒ OWNERS NAME ADDRESS & PHONE NUMBER
- Ⓒ PROPERTY LINE & LOT DIMENSION
- Ⓒ STREET NAME
- Ⓒ SET BACKS FROM PROPERTY LINES - FRONT & BACKSIDE
- Ⓒ LOCATION OF BUILDINGS ON PROPERTY
- Ⓑ CURB-CUT & DRIVEWAY WIDTH
- Ⓒ FRONT ENTRANCE
- Ⓒ SQUARE FOOTAGE OF BUILDING
- Ⓒ PROPOSED ADDITION & DIMENSIONS (if APPLICABLE)

NOTE: DRAWING SIZE
8 1/2" X 11"

RESIDENTIAL SITE PLAN

Ⓒ SGAI If: 0" = 00' 00"

Ⓒ JOHN DOE
ANY STREET
TWIN FALLS, ID



- REQUIRED INFORMATION
- NORTH ARROW
- SCALE OF DRAWING
- KG/L DESCRIPTION
- (4) OWNER NAME, ADDRESS, PHONE NUMBER
 - (5) PROPERTY LINE & LOT DIMENSION
 - (6) STREET NAME
 - (7) SET BACKS - FRONT, SIDE, REAR
 - (8) LOCATION OF BUILDING, SQUARE FOOTAGE & DIMENSIONS
 - (9) ACCESS - DRIVEWAY OR ARTERIAL IF REQUIRED
 - (O) FRONT ENTRANCE
 - (S) SIGN - LOCATION & SIZE
 - (---) FENCE LINES
 - (O) = PARKING SPACES, DRIVEWAYS & DRIVEWAY SPACES REQUIRED
 - (14) LANDSCAPING & SQUARE FOOTAGE
 - (H) HEIGHT & TYPE OF FENCE
 - (T) TRAFFIC FLOW
- NOTE: DRAWING SIZE 8 1/2" X 11"
- (3) LOTS BLOCKS SUBDIVISION NAME
- (4) N ANH s R c TYFIN FALLS, ID

COMMERCIAL SITE PLAN

(2) SCALE: 0" 00'